

MISSION ROCK

BAY CONSERVATION AND
DEVELOPMENT COMMISSION
DRB Submittal | 11.22.2016

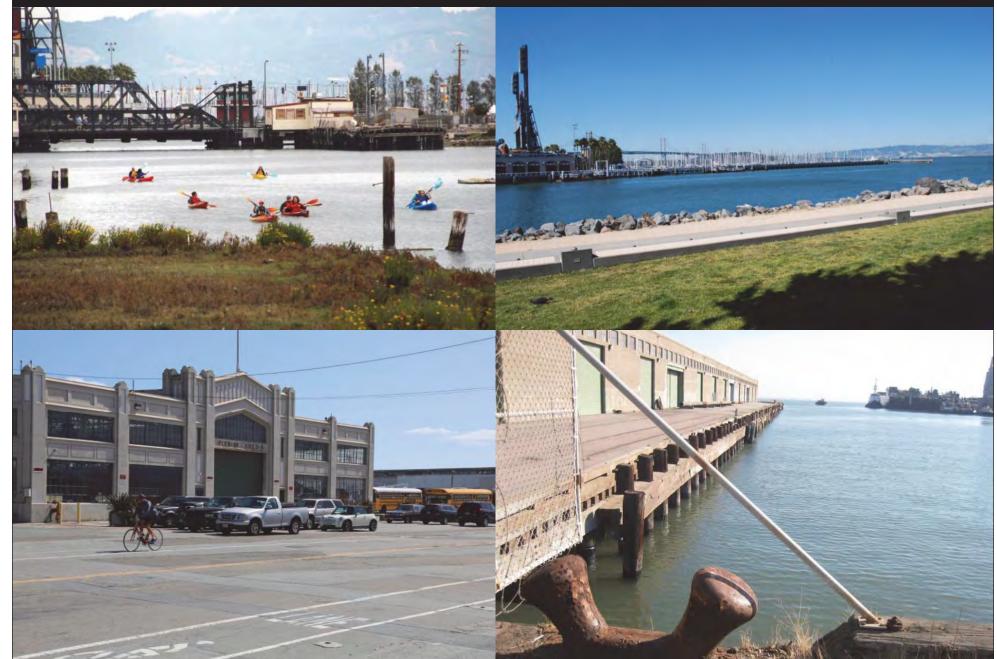
INTRODUCTION

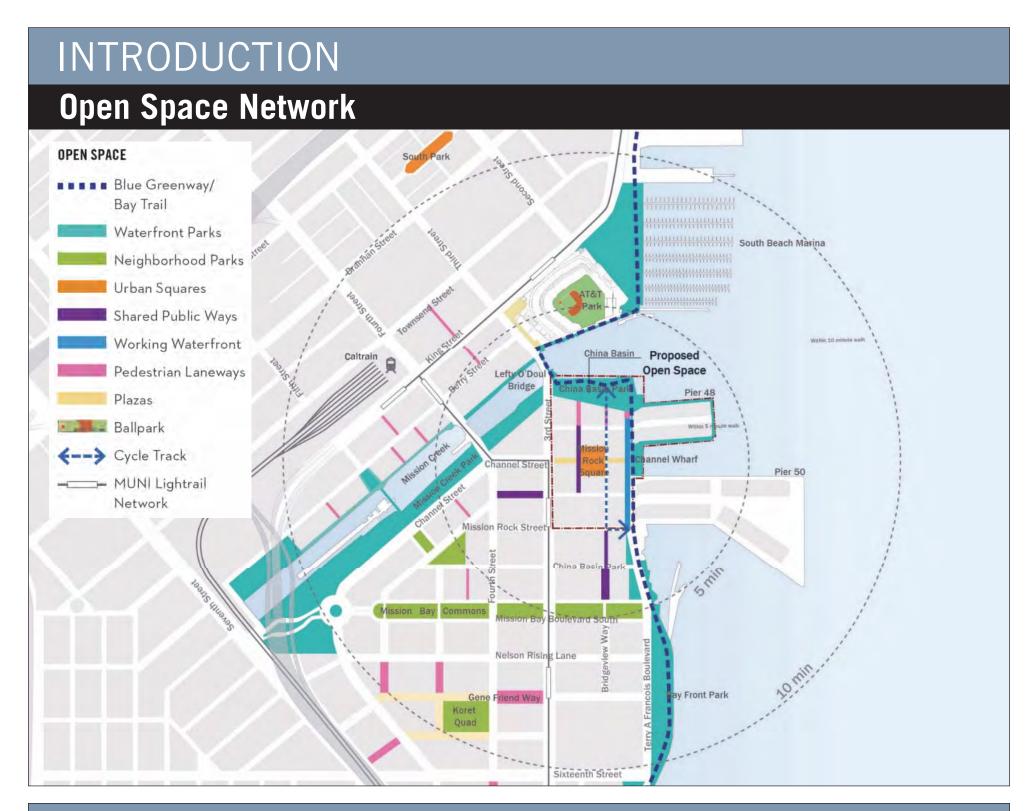
Site Location



INTRODUCTION

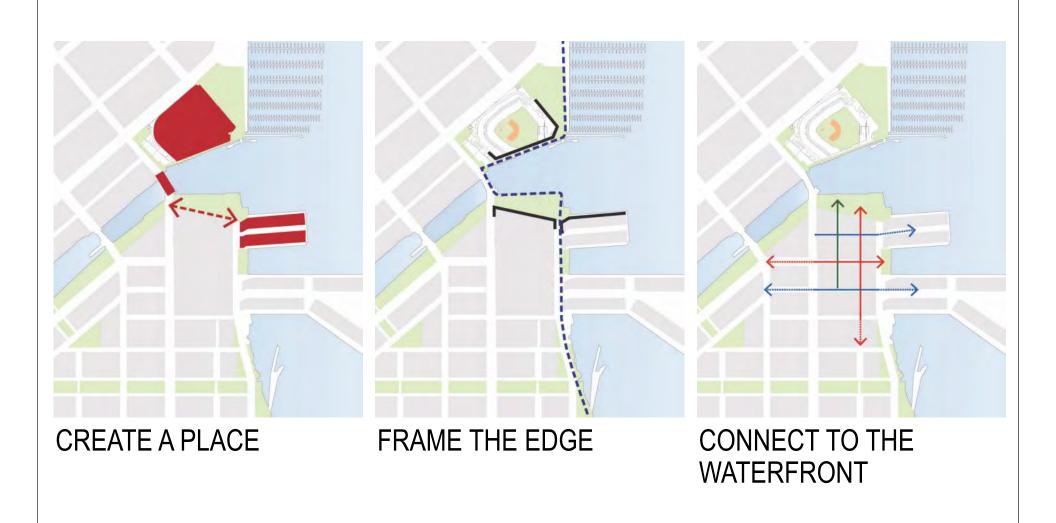
Site Photos



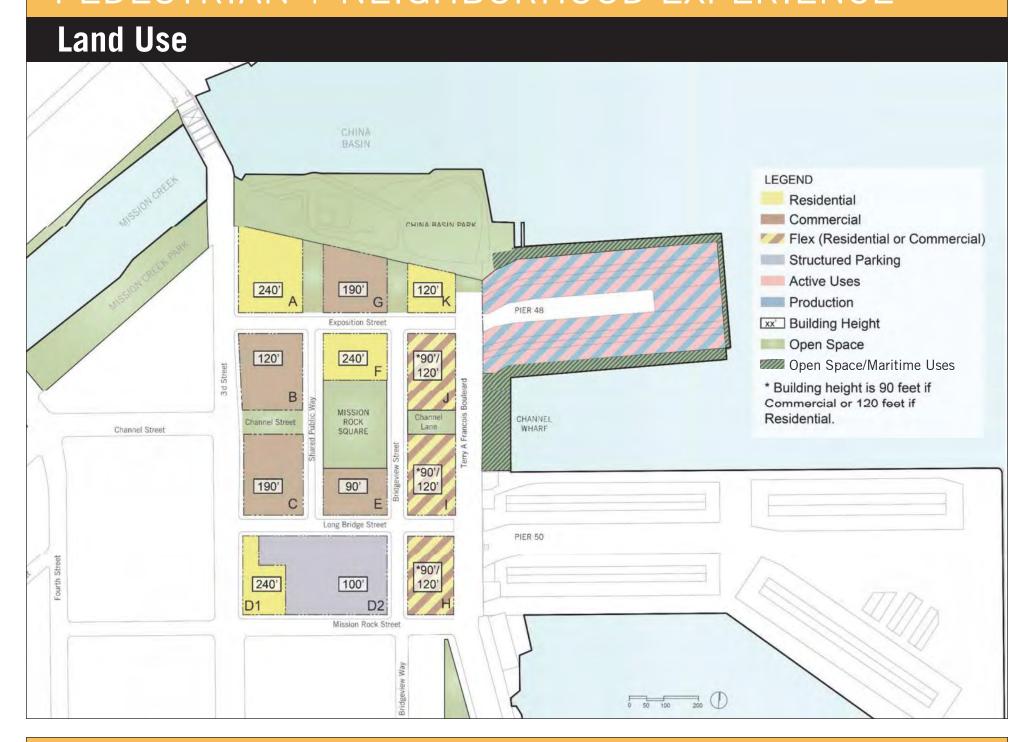


INTRODUCTION

Site Planning Approach



PEDESTRIAN + NEIGHBORHOOD EXPERIENCE



PEDESTRIAN + NEIGHBORHOOD EXPERIENCE

Public Realm



PEDESTRIAN + NEIGHBORHOOD EXPERIENCE

Pedestrian Circulation

LEGEND: PEDESTRIAN CIRCULATION + ACCESSIBILITY

Open Space/Maritime Use

Significant Pedestrian Connection:

Significant Pedestrian Connection:
Neighborhood Street with
Reduced-Height Curb

MUNI metro stop 100' Shoreline Band

• • • • • • • Open Space over water (e)

Sidewalks + Major Pedestrian Routes Accessible Loading Locations

Interior Accessible Drop-Off/Parking

Shared Street with Flush Curbs

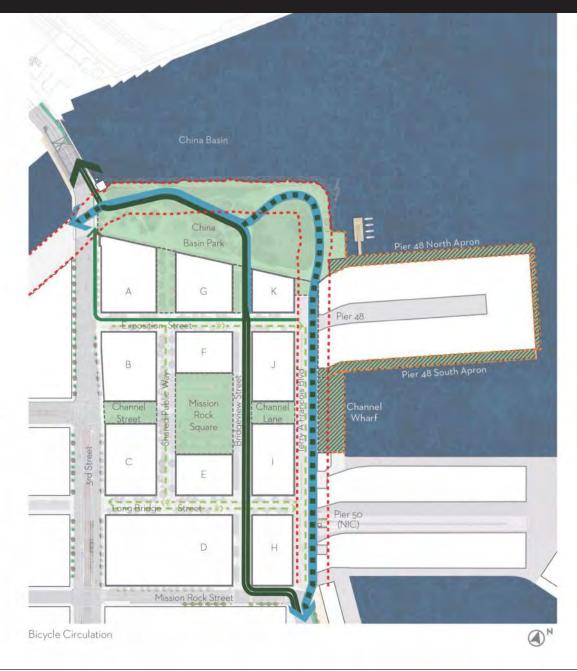
Open Space

|||||||||||||||||| Crosswalks (off-site)



PEDESTRIAN + NEIGHBORHOOD EXPERIENCE

Bicycle Circulation



Blue Greenway: China Basin Park
(Primary N-S Bicycle Connection; Multi-Use Trail)

Protected Cycle Track: Bridgeview
 + Mission Rock Streets (Primary N-S
 Bicycle Connection)

Blue Greenway: Terry A Francois Blvd and China Basin Park (Multi-Use Trail)

Class II Bike Lane
Sharrows / Shared Travelway

Open Space

Open Space/Maritime Use

••••• 100' Shoreline Band

Open Space over water (e)

PEDESTRIAN + NEIGHBORHOOD EXPERIENCE

Vehicular Circulation

LEGEND: VEHICULAR CIRCULATION NETWORK

Stop Sign: All-Way

Stop Sign: Two-Way

100' Shoreline Band

Open Space

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PEDESTRIAN + NEIGHBORHOOD EXPERIENCE

Phasing



LEGEND: PROPOSED PROJECT PHASING

Phase 1 Phase 2 Phase 3 Phase 4 ■ 100' Shoreline Band Open Space over water (e)

SEA LEVEL RISE ADAPTATION Site Grading CHINA BASIN PARC SITE GRADE CHANGE (DIAGRAMMATIC)

H

D2

PIER 50

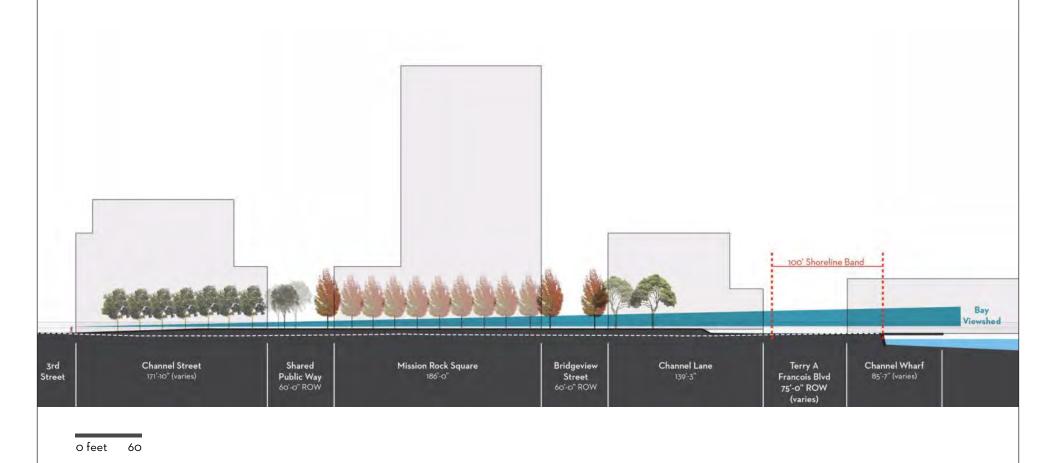
SEA LEVEL RISE ADAPTATION

D1

East-West Site Section

Elevation Change: about 4' from 3rd Street to Mission Rock Square

- High first branching height preserves views to Bay



Existing Grade

Transitional Grade

Elevated Grade (roughly 4 feet higher)

SEA LEVEL RISE ADAPTATION

Elevated Walkway at Raised Building Slab



SEA LEVEL RISE ADAPTATION

Elevation Benchmarks

Mean High Water (MHW):	94.3 MBD	5.7 NAVD 88
2016 King Tide:	96.0 MBD	7.3 NAVD 88
2016 Base Flood Elevation (BFE), Vicinity:	98.4 MBD	9.7 NAVD 88
2050 BFE*:	99.4-100.5 MBD	10.7-11.8 NAVD 88
2100 BFE*:	101.5-103.9 MBD	12.8-15.3 NAVD 88
PROPOSAL: Bay Trail (Terry A Francois Blvd):	(e) grade	(e) grade
Bay Trail (China Basin Park):	102.0 min MBD	13.32 min NAVD 88 (6' freeboard from 2016 King Tide
Development Parcels:	104.0 min MBD	15.32 min NAVD 88 (5.5' freeboard from 2016 BFE)

^{*} FEMA Base Flood Elevation (BFE) used instead of MHW for 2050 and 2100 sea level rise elevations because site is not exposed to 100-year storm waves, even at higher than MHW tides.

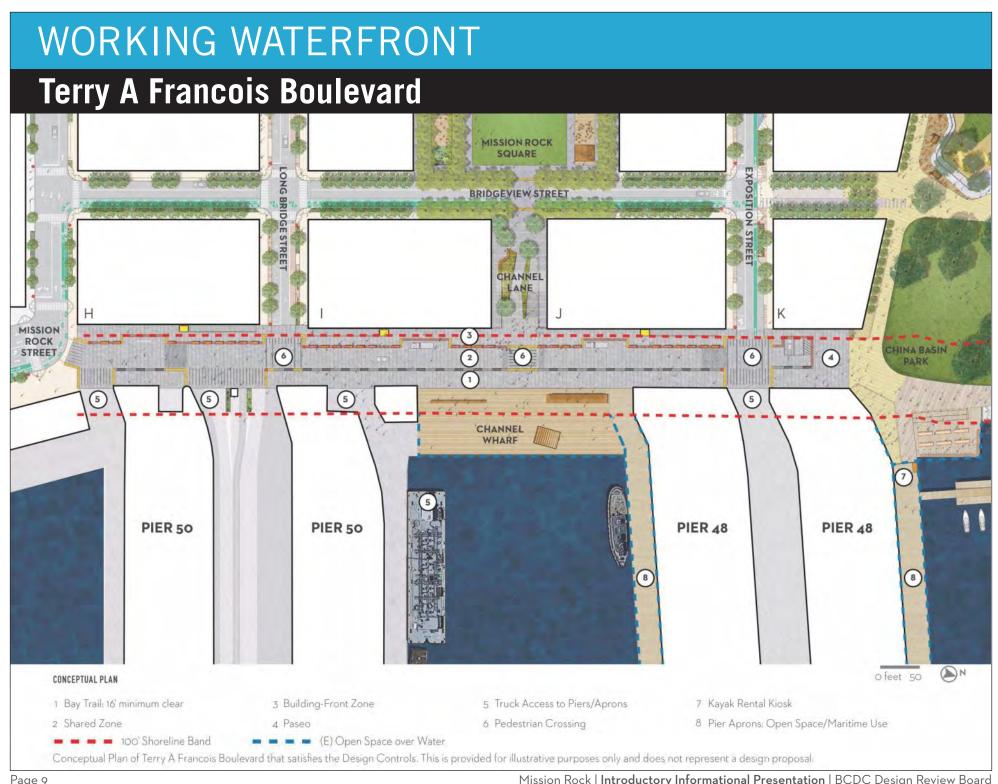
SEA LEVEL RISE ADAPTATION Living with the Bay: China Basin Park 2100 BFE (2016 BFE + 66"): ELEV. 15.3 2100 KING TIDE: ELEV. 13.3 DEVELOPMENT UPPER PLAZA PARK **PROMENADE** 2050 BFE (2016 BFE + 24"): ELEV. 11.8 BLOCKS STORMWATER TREATMENT **BAY TRAIL** 2016 FEMA BFE: ELEV. 9.7 2016 KING TIDE: ELEV. 7.3 2016 MHW: ELEV. 5.7 APPROXIMATE EXTENT OF 100' SHORELINE BAND V+/- 15.32 2100 BFE (2016 BFE + 66"): ELEV. 15.3 DEVELOPMENT PARK 2100 KING TIDE: ELEV. 13.3 PROMENADE **BLOCKS** 2050 BFE (2016 BFE + 24"); ELEV. 11.8 STORMWATER 2016 FEMA BFE: ELEV. 9.7 **BAY TRAIL** ACTIVE RECREATION 2016 KING TIDE: ELEV. 7.3 2016 MHW: ELEV. 5.7 APPROXIMATE EXTENT OF 100' SHORELINE BAND V+/- 15.32 2100 BFE (2016 BFE + 66"): ELEV. 15.3 2100 KING TIDE: ELEV. 13.3 PARK DEVELOPMENT 2050 BFE (2016 BFE + 24"): ELEV. 11.8 PROMENADE **BLOCKS** GREAT LAWN

BAY TRAIL

Not-to-scale section diagrams noting relationships between elevation benchmarks and key programmatic elements in China Basin Park. All elevations are NAVD 88.

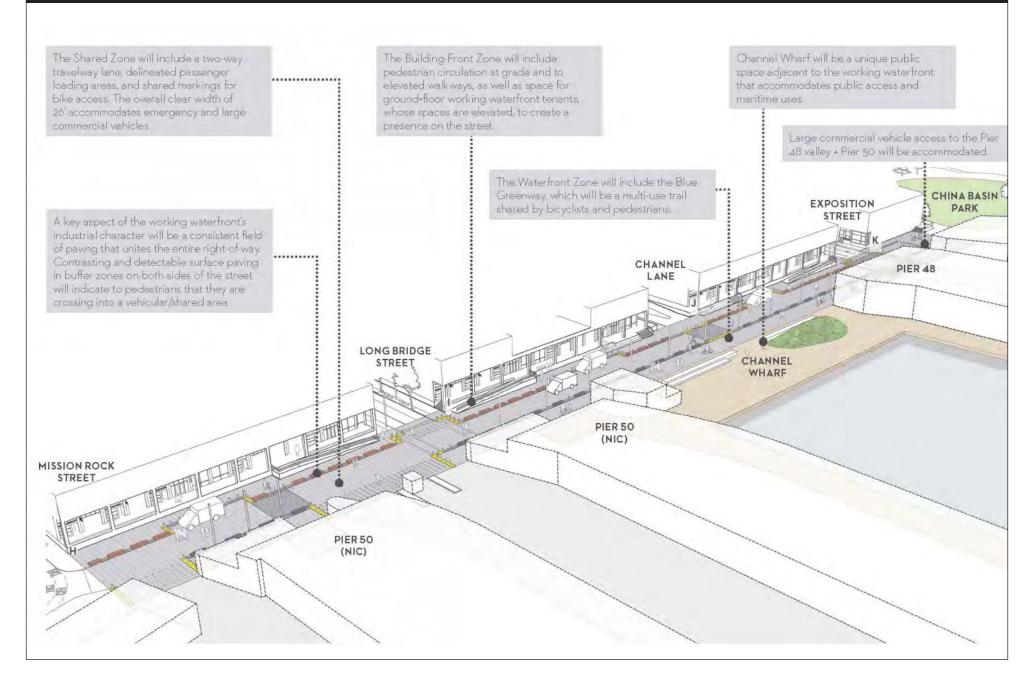
APPROXIMATE EXTENT OF 100' SHORELINE BAND

2016 FEMA BFE: ELEV. 9.7 2016 KING TIDE: ELEV. 7.3 2016 MHW: ELEV. 5.7



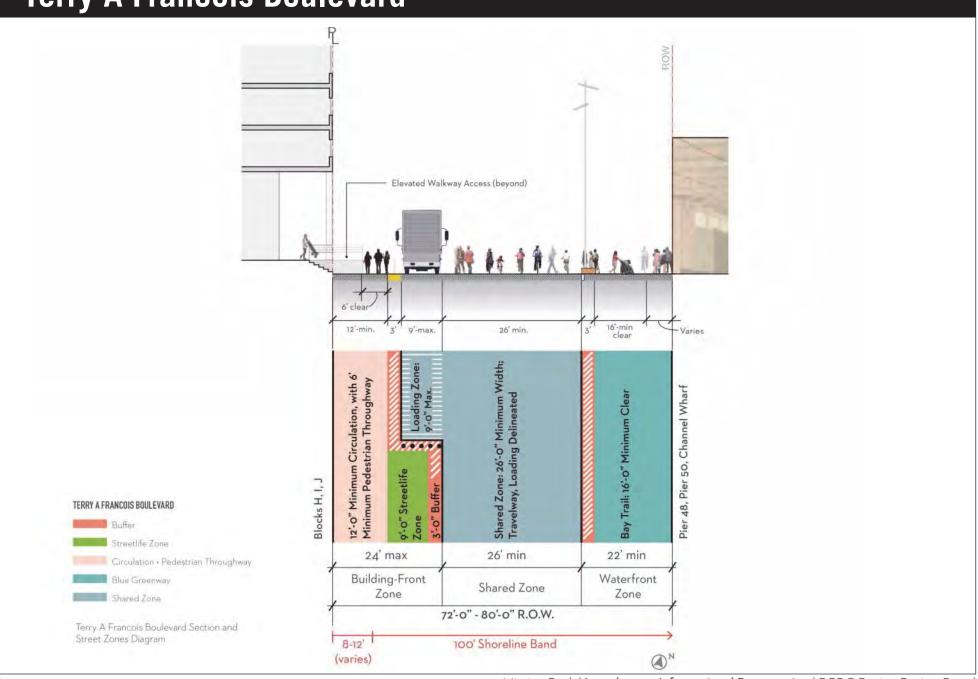
WORKING WATERFRONT

Terry A Francois Boulevard



WORKING WATERFRONT

Terry A Francois Boulevard



WORKING WATERFRONT



PARKS

Open Space Network



Open Space

Major Pedestrian/Bike Connection Open Space/Maritime Use

••••• 100' Shoreline Band

Open Space over water (e)

Channel Wharf



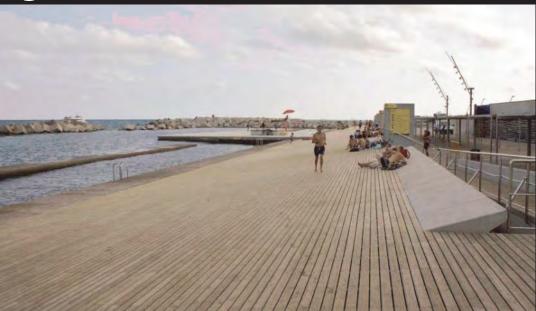




PARKS

Channel Wharf: Precedent Images









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 ${\sf Mission\ Rock\ |\ Introductory\ Informational\ Presentation\ |\ BCDC\ Design\ Review\ Board}$

CONCEPTUAL PLAN

- 1 Pedestrian Crossing at Terry A Francois Blvd
- 2 16'-minimum clear Bay Trail
- 3 Channel Wharf: Public Art Opportunity
- 4 Channel Wharf: Bull Rail at Water's Edge
- 5 Channel Wharf: Public Seating
- 6 Pier Aprons: Open Space/Maritime Access

100' Shoreline Band

Conceptual Plan of Mission Rock Waterfront that satisfies the Design Controls. This is provided for

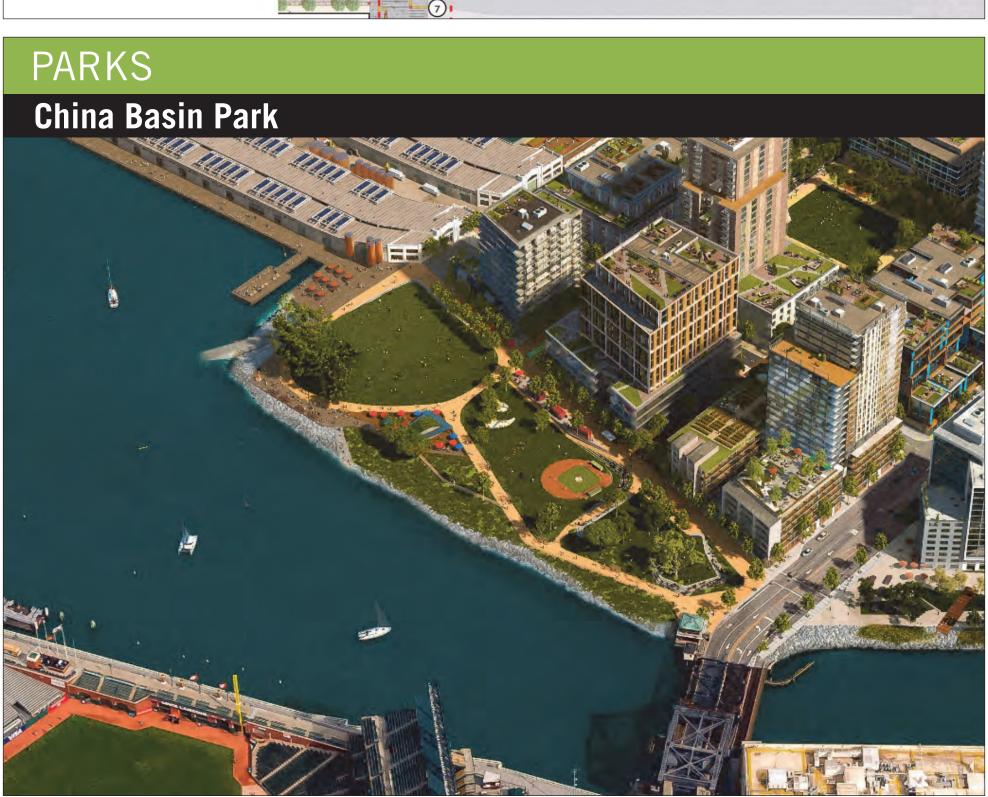
(E) Open Space over Water

7 Pier Valley/Apron - Truck Access



design proposal.

o feet 50



Concept: 3 Rooms



SUGGESTED LOCATIONS FOR PARK STRUCTURES:







China Basin Park will have three primary program elements, or 'rooms': plaza, play, and a great lawn; other required elements include small park structures and kiosks, ample views, and stormwater treatment gardens.

PARKS

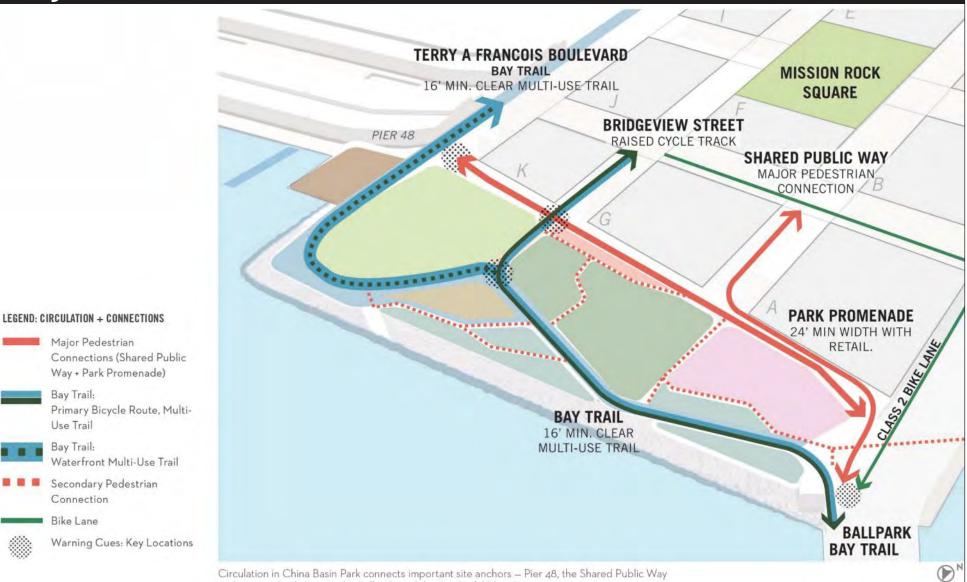
Bay Trail:

Use Trail

Bay Trail:

Connection Bike Lane

Bay Trail and Circulation



Circulation in China Basin Park connects important site anchors – Pier 48, the Shared Public Way and Mission Rock Square, the Ballpark, and the Bay Trail / Blue Greenway.

Program: Something for Everyone



PARKS

LEGEND: PROGRAM RELATIONSHIPS

Bay Trail

Park Promenade

Encouraged Adjacency





PARKS





